

Mariposa County

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

5100 Bullion Street

<http://www.mariposacounty.org/>



ROSEMARIE SMALLCOMBE, CHAIR
DANETTE TOSO, VICE-CHAIR
SHANNON POE
JENNI KISER
MILES MENETREY

DISTRICT I
DISTRICT III
DISTRICT II
DISTRICT IV
DISTRICT V

BOARD OF SUPERVISORS ACTION SUMMARY MINUTES SEPTEMBER 30, 2025

A. 9:00 AM Called to Order and Roll Call

Chair Smallcombe called the special meeting to order, noting that Supervisor Kiser was excused and Supervisor Poe would participate remotely.

Attendee Name	Title	Status	Arrived
Rosemarie Smallcombe	District I Supervisor	Present	9:00 AM
Shannon Poe	District II Supervisor	Remote	9:00 AM
Danette Toso	District III Supervisor	Present	9:00 AM
Jenni Kiser	District IV Supervisor	Excused	
Miles Menetrey	District V Supervisor	Present	9:00 AM

B. Pledge of Allegiance

Chair Smallcombe led the pledge.

C. Regular Agenda Items

1. Clerk of the Board

Approve the Request from Supervisor Poe to Participate in Today's Meeting Via Teleconference under Government Code Section 54953 (f) and (j)(1)

Chair Smallcombe read the item. No public comment was received.

RESULT: Adopted (UNANIMOUS)

MOVER: District V Supervisor Miles Menetrey

SECONDER: District III Supervisor Danette Toso

AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso

2. Building

Waive the Second Reading and Adopt an Ordinance Amending Mariposa County Code, Title 15, Building and Construction

Corrina Miranda/Interim Building Director gave the staff report.

Public comment was received by John Janeski/Resident who noted his concern with Section D 103.5, Road Gates being 20 feet. He noted that he didn't understand why we were 20 ft, versus 12 ft.

Patience Good/County Fire Inspector elaborated on Mr. Janeski's question and noted that 20 feet is for a road, not a driveway. She noted a driveway is 12 feet and a commercial road is 20 feet. Chair Smallcombe then gave an example of her home for further explanation.

Mr. Janeski came back up and noted when forestry changed its regulations. He noted he discussed the difference between a roadway and driveway and stated if it serves more than four residences then it is no longer a driveway, it is a road.

Board discussion ensued.

Supervisor Poe noted before voting that he was alone in a room with his dogs.

RESULT: Adopted (UNANIMOUS)
MOVER: District V Supervisor Miles Menetrey
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District II Supervisor Poe

3. Building

Receive a Presentation on Building Programs, Ordinances, and Additional Information from the Building Department

Corrina Miranda gave an oral presentation. She noted that they plan to roll out e-inspections, which would streamline the process. She noted there would be a series of public engagements on this topic.

Rachelle Ziegenfuss/Admin. Analyst and Justin Misner/Building Director, both discussed how the program would work.

Public comment was received by Steve Engfer/Planning Director, who applauded the efforts of the Building Department. He noted that as the development code progresses, they want to ensure alignment. He noted zoning does not decide what construction standards look like. He noted that it is a building code. He applauded the efforts and concluded that this may be what opens the door to new housing.

Leslie Langslit (?)/Child of Residents, who noted she has been trying to get her parents into a reasonable location with a reasonable cost. She asked why there were no opportunities to build affordable housing. She noted that Mr. Misner had come by and had spoken with her about this topic. She expressed her excitement to see how Title 25 moves forward. She told the Board she hoped they would adopt this to make building more affordable. She noted she had seen her extended family members struggle to find housing.

Doug Binneweis/Former Sheriff/Resident, noted that he doesn't stand before you as an experienced builder; he wanted to recognize the folks from buildings that have presented a good packet. He noted that, as the former three-term elected Sheriff, now retired, his primary focus remains a safe community. He noted that

our seniors' ability to have comfortable housing is difficult in rural communities. He noted that this makes a lot of sense and is excited to see it presented.

Board discussion ensued.

RESULT: PRESENTATION HELD

D. Adjournment

10:08 AM Chair Smallcombe adjourned the special meeting.

Respectfully submitted,

Danielle Bondshu
Clerk of the Board

Rosemarie Smallcombe
Chair, Board of Supervisors



MARIPOSA COUNTY

Board of Supervisors



Agenda Item – No Resolution Requested

MEETING: September 30, 2025
TO: The Board of Supervisors
FROM: Danielle Bondshu, Clerk of the Board
RE: Approve the Request from Supervisor Poe to Participate in Today's Meeting Via Teleconference under Government Code Section 54953 (f) and (j)(1)

RECOMMENDATION AND JUSTIFICATION

Approve the Request from Supervisor Poe to Participate in Today's Meeting Via Teleconference under Government Code Section 54953 (f) and (j)(1)

Due to the emergency circumstances of recent surgery, Supervisor Poe is unable to drive and, therefore, unable to attend in person. He has requested to participate in the Board meeting pursuant to Government Code Section 54953 section (f) and (j)(1).

(f) (1) The legislative body of a local agency may use teleconferencing without complying with paragraph (3) of subdivision (b) if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda, which location shall be open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction and the legislative body complies with all of the following:

(A) The legislative body shall provide at least one of the following as a means by which the public may remotely hear and visually observe the meeting, and remotely address the legislative body:

(i) A two-way audiovisual platform.

(ii) A two-way telephonic service and a live webcasting of the meeting.

(B) In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment.

(C) The agenda shall identify and include an opportunity for all persons to attend and address the legislative body directly pursuant to Section 54954.3 via a call-in option, via an internet-based service option, and at the in-person location of the meeting.

(D) In the event of a disruption that prevents the legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken

on agenda items during a disruption that prevents the legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(2) A member of the legislative body shall only participate in the meeting remotely pursuant to this subdivision, if all of the following requirements are met:

(A) One of the following circumstances applies:

(i) The member notifies the legislative body at the earliest opportunity possible, including at the start of a regular meeting, of their need to participate remotely for just cause, including a general description of the circumstances relating to their need to appear remotely at the given meeting. The provisions of this clause shall not be used by any member of the legislative body for more than two meetings per calendar year.

(ii) The member requests the legislative body to allow them to participate in the meeting remotely due to emergency circumstances and the legislative body takes action to approve the request. The legislative body shall request a general description of the circumstances relating to their need to appear remotely at the given meeting. A general description of an item generally need not exceed 20 words and shall not require the member to disclose any medical diagnosis or disability, or any personal medical information that is already exempt under existing law, such as the Confidentiality of Medical Information Act (Chapter 1 (commencing with Section 56) of Part 2.6 of Division 1 of the Civil Code). For the purposes of this clause, the following requirements apply:

(I) A member shall make a request to participate remotely at a meeting pursuant to this clause as soon as possible. The member shall make a separate request for each meeting in which they seek to participate remotely.

(II) The legislative body may take action on a request to participate remotely at the earliest opportunity. If the request does not allow sufficient time to place proposed action on such a request on the posted agenda for the meeting for which the request is made, the legislative body may take action at the beginning of the meeting in accordance with paragraph (4) of subdivision (b) of Section 54954.2.

(B) The member shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any such individuals.

(C) The member shall participate through both audio and visual technology.

(3) (A) The provisions of this subdivision shall not serve as a means for any member of a legislative body to participate in meetings of the legislative body solely by teleconference from a remote location for more than the following number of meetings, as applicable:

(i) Two meetings per year, if the legislative body regularly meets once per month or less.

(ii) Five meetings per year, if the legislative body regularly meets twice per month.

(iii) Seven meetings per year, if the legislative body regularly meets three or more times per month.

(B) For the purpose of counting meetings attended by teleconference under this paragraph, a "meeting" shall be defined as any number of meetings of the legislative body of a local agency

that begin on the same calendar day.

(j) For the purposes of this section, the following definitions shall apply:

(1) "Emergency circumstances" means a physical or family medical emergency that prevents a member from attending in person.

(2) "Just cause" means any of the following:

(A) A childcare or caregiving need of a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner that requires them to participate remotely. "Child," "parent," "grandparent," "grandchild," and "sibling" have the same meaning as those terms do in Section 12945.2.

(B) A contagious illness that prevents a member from attending in person.

(C) A need related to a physical or mental disability as defined in Sections 12926 and 12926.1 not otherwise accommodated by subdivision (g).

(D) Travel while on official business of the legislative body or another state or local agency.

If the Board approves, Supervisor Poe will need to participate via both audio and visual. All votes must be taken via roll call, and Supervisor Poe must announce if anyone in the room (over the age of 18) is present prior to a vote.

BACKGROUND AND HISTORY OF BOARD ACTIONS

Government Code provisions under the Brown Act permit participation via teleconference without publishing the individual's location under emergency or just cause circumstances.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve, Supervisor Poe will not be able to participate in the Board meeting as a member of the Board. He would need to listen and interact as a member of the public.

FINANCIAL IMPACT

None.

ATTACHMENTS

None



MARIPOSA COUNTY

Board of Supervisors



Ordinance 2025-1202

MEETING: September 30, 2025
TO: The Board of Supervisors
FROM: Corrina Miranda, Acting to Interim Building Director
RE: Waive the Second Reading and Adopt an Ordinance Amending Mariposa County Code, Title 15, Building and Construction

RECOMMENDATION AND JUSTIFICATION

Waive the Second Reading and Adopt an Ordinance Amending Mariposa County Code, Title 15, Building and Construction, Sections 15.10.010 through 15.10.240, and 15.30.010, adding sections 15.10.035 and 15.10.050, and removing sections 15.10.090, 15.10.120, and 15.10.140.

The text of the ordinance is exactly as presented in the introduction of the ordinance on September 16, 2025. Formatting corrections were made in section 15.10.050 to make consistent throughout.

The California Building Standards Code is published in its entirety every three years by order of the California legislature, with supplements published in the intervening years. The California legislature delegated authority to various state agencies, boards, commissions, and departments to create building regulations to implement the State's statutes. These building regulations, or standards, have the same force of law and take effect 180 days after their publication unless otherwise stipulated. The California Building Standards Code applies to occupancies in the State of California as annotated.

A city, county, or city and county may establish more restrictive building standards reasonably necessary because of local climatic, geological or topographical conditions. Findings of the local condition(s) and the adopted local building standard(s) must generally be filed with the California Building Standards Commission (or other filing if indicated) to become effective, and may not be effective sooner than the effective date of this edition of the California Building Standards Code. Local building standards that were adopted and applicable to previous editions of the California Building Standards Code do not apply to this edition without appropriate adoption and the required filing.

California Assembly Bill AB130 signed into law by the Governor of the State of California on June 30, 2025, modifying §17958(b) of the California Health and Safety Code to read "commencing October 1, 2025, to June 1, 2031, a city or county shall not make changes that are applicable to residential units in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations thereafter adopted pursuant to Section 17922 to amend, add, or repeal ordinances or regulations which impose the same requirements as are contained in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations adopted pursuant to Section 17922 or make changes or modifications in those requirements upon express findings pursuant to Sections 17958.5 and 17958.7," unless specific

conditions are met. Therefore, the proposed ordinance encompasses only those changes required to adopt the 2025 California Building Code, Title 24, and the Housing and Community Development Code, Title 25, Division 1.

SUMMARY

15.10.010 Conflicting Provisions: Change to format and addition of appendices.

15.10.015 Definitions: The previously adopted definitions were last updated in 2010. Changes and additions to the state code, in association with the Mariposa County Development Code, warranted additional definitions to create consistency and clarity. All definitions come directly from the California Building Code, and are republished for reference and clarity.

15.10.020 Enforcement: Provision was amended from "building director" to "code official", due to the expanded adoption of the 2025 California Fire Code, Title 24, Part 9 and the newly added 2025 California Wildland-Urban Interface Code, Title 24, Part 7, which are enforced by the Fire Marshall.

15.10.040 through 15.10.200 California Code Adoptions: Amendments consist of standard California Building Code adoptions related to the triennial code cycle. Some wording has been modified for standardization and clarity. Additionally, the ordinance includes the adoption of various appendices. The appendices are associated with the California Building Code, Residential Code, Wildland-Urban Interface Code, and Fire Code to broaden housing, add in fire prevention activities and other benefits to Mariposa County. Appendices include but are not limited to: Appendix BO Existing Buildings and Structures; Appendix BB Tiny Houses; Appendix BJ Strawbale Construction; Appendix BM 3D-Printed Building Construction; Appendix B Vegetation Management Plan; Appendix C Community Wildland-Urban Interface Fire Hazard Evaluation Framework; Appendix F Characteristics of Fire-Smart Vegetation; Appendix G Voluntary Home Hardening Recommendations.

15.10.240 Notice of Non-Compliance: Change of authority to file from "a county building inspector" to the "code official".

15.10.035 California Wildland-Urban Interface Code: Adoption of newly created California Building Code, Title 24, Part 7. Pursuant to Section 1.1.2, *"The purpose of this code is to establish minimum requirements to reduce the likelihood of life and property loss due to a wildfire through the use of performance and prescriptive requirements for construction and development in all Fire Hazard Severity Zones in State Responsibility Areas (SRA), and Local Responsibility Areas (LRA) designated as a Very High Fire Hazard Severity Zone, and increase the ability of buildings located in any Fire Hazard Severity Zone within State Responsibility Areas (SRA), or Wildland-Urban Interface (WUI) Areas, to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses and reduce the likelihood of life and property loss due to a wildfire."*

15.10.205 Housing and Community Development, Title 24, Division 1: Adoption of the California Housing and Community Development code to expand housing options and additional guidelines for local housing and development.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The California State Building Standards Commission adopts a revised edition of the California Building Code ("CBC") on a three-year cycle. Local jurisdictions are mandated to adopt the new edition of the CBC. Mariposa County adopts the CBC in Title 15 of the Mariposa County Code. Mariposa County adopts the revised code on the triennial basis, with the most recent adoption in 2022.

The most recent adoption cycle has introduced substantial changes and modifications to the California Fire Code, specifically Title 24, Part 9. In addition, it has established the California Wildland-Urban Interface Code, Title 24, Part 7. This new Part 7 emphasizes the critical importance of fire prevention measures throughout the construction process, particularly in areas susceptible to wildfires. It introduces enhanced guidelines and standards aimed at increasing awareness and implementing effective strategies to mitigate fire risks. This includes stricter regulations on materials used, defensible space requirements, and improved construction practices that collectively enhance the safety of structures in areas prone to wildfires. These adjustments reflect a proactive approach to safeguarding communities and properties against the increasing threat of wildfires in California.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

If the proposed ordinance is not adopted, the county would be unable to provide the desired level of service and enforcement required for the safety and welfare of the community or to maintain jurisdiction-specific amendments, including but not limited to the extension of permit expiration dates and exemptions for 400 square foot carports. The modifications to §17958(b) of the California Health and Safety Code made by the passage of Assembly Bill 130 require that adoption take place prior to October 1, 2025. Failure to adopt the recommended amendments prior to that date means no changes that are applicable to residential units can be adopted until after June 1, 2031. That equates to not being able to utilize the new California Wildland and Urban Interface Code, Title 24, Part 7, which contains many provisions for increased fire prevention activities associated with residential construction.

FINANCIAL IMPACT

None

ATTACHMENTS

1. **250916 2025 Code Adoption**
2. **091625 - Building Title 15 - Second Reading**
3. **Building - Title 15 Ordinance - 9.16.25 Final CLEAN**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District V Supervisor Miles Menetrey
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District II Supervisor Poe
EXCUSED: District IV Supervisor Jenni Kiser

Adoption 2025 California Building Code, Title 24

CORRINA MIRANDA

INTERIM BUILDING DIRECTOR

SEPTEMBER 16, 2025





Overview

The California Building Code is revised on a three-year cycle.

The 2025 California Building Code consists of 12 parts.

The proposed ordinance includes:

The 2025 adoption took sections of the California Building Code and created Part 7, California Wildland-Urban Interface Code. Part 7 is a compilation of sections of Public Resources Code 4290 & 4290, 49 CFR, California Building Code 7A.

Housing and Community Development, Title 24, Chapters 1 through 5.

Various appendices, including but not limited to AQ Tiny Houses, AS Strawbale Construction, AW 3D-Printed Building Construction of the California Residential Building Code.

At the request of Mariposa Fire, additional appendices are proposed for adoption.

Expanded definitions to align with new adoption.

Expedited Adoption Timeframe

California Assembly Bill AB130 modified §17958(b) of the California Health and Safety Code to read:

“commencing October 1, 2025, to June 1, 2031, a city or county shall not make changes that are applicable to residential units in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations thereafter adopted pursuant to Section 17922 to amend, add, or repeal ordinances or regulations which impose the same requirements as are contained in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations adopted pursuant to Section 17922 or make changes or modifications in those requirements upon express findings pursuant to Sections 17958.5 and 17958.7,” unless specific conditions are met.

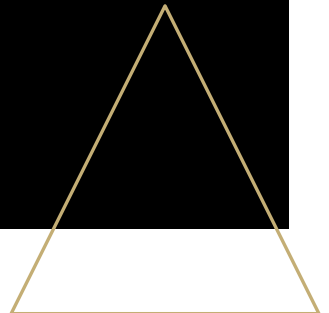




Additional Revisions Planned

The Expectations and the Process:

- Adoption of the 2025 California Building Codes and Appendices to meet the October 1, 2025, deadline.
- Ordinance will meet the requirements of AB130 meeting the adoption deadline.
- Planned revisions in the next six months:
 - Construction Site Regulations
 - Rural Housing Program
 - Compliance procedures to align with recommendations of Code Compliance Advisory Committee
 - Further revisions to formatting and grouping
 - Administration
 - Building Planning, etc.



Overview of Recommended Adoptions



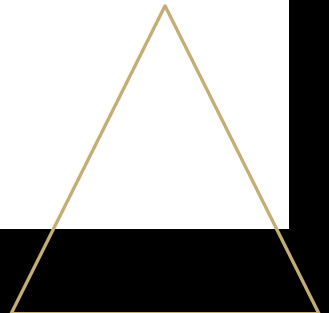


Housing and Community Development, Title 25, Division 1

2025 California Administrative Code, California Code of Regulations Title 24, Part 1.

2025 California Building Code, California Code of Regulations Title 24, Part 1 & 2, including the following appendices:

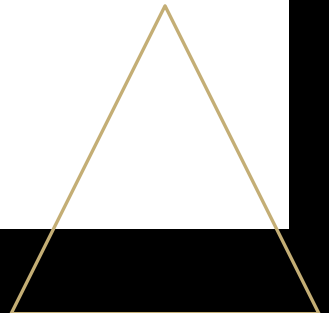
- Appendix B Board of Appeals
- Appendix C Group U-Agricultural Building
- Appendix J Grading
- Appendix P Sleeping Lofts
- Appendix Q Emergency Housing





2025 California Residential Code, California Code of Regulations Title 24, Part 2.5, including the following appendices:

- Appendix BO Existing Buildings and Structures
- Appendix BB Tiny Houses
- Appendix BJ Strawbale Construction
- Appendix BM 3D-Printed Building Construction
- Appendix CI Swimming Pool Safety Act
- Appendix CJ Emergency Housing

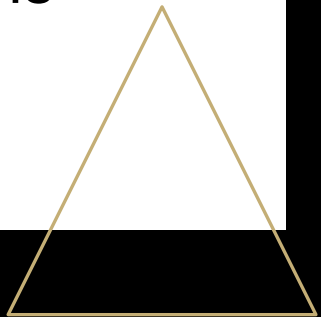




2025 California Wildland-Urban Interface Code, California Code of Regulations, Title 24, Part 7

- Appendix A General Requirements
- Appendix B Vegetation Management Plan
- Appendix C Community Wildland-Urban Interface Fire Hazard Evaluation Framework
- Appendix F Characteristics of Fire-Smart Vegetation
- Appendix G Voluntary Home Hardening Recommendations
- Appendix H Referenced California Documents

2025 California Historical Building Code, California Code of Regulations Title 24, Part 8.



2025 California Fire Code, California Code of Regulations Title 24, Part 9.

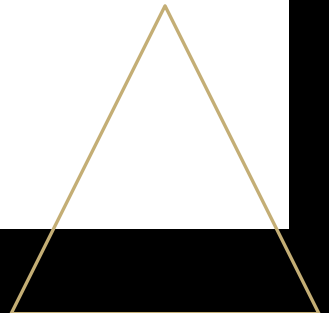
- Appendix Chapter 4, Special Detailed Requirements Based on Use and Occupancy
- Appendix B Fire-Flow Requirements for Buildings
- Appendix BB Fire -Flow Requirements for Buildings
- Appendix C Fire Hydrant Locations and Distribution
- Appendix CC Fire Hydrant Locations and Distribution
- Appendix D Fire Apparatus Access Roads
- Appendix F Hazard Ranking
- Appendix G Cryogenic Fluids – Weight and Volume Equivalents
- Appendix H Hazardous Materials Management Plans and Hazardous Materials Inventory Statements
- Appendix I Fire Protection Systems – Non-Compliant Conditions
- Appendix P Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses



2025 California Existing Building Code Part 10, California Code of Regulations Title 24, Part 10

2025 California Green Building Standards Code, California Code of Regulations Title 24, Part 11

2025 California Referenced Standards Code, California Code of Regulations Title 24, Part 12

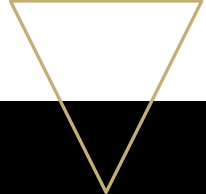




Summary

The proposed ordinance does not encompass all modifications and scheduled amendments to the Mariposa County Building Code. These changes are being implemented to comply with Assembly Bill 130 (AB130), which mandates that the adoption of updated building codes must occur before October 1, 2025. This deadline is crucial to ensure that any local changes or amendments can be integrated into the county's regulations effectively. To facilitate community involvement and transparency in the process, the next phase of proposed changes will commence with a roundtable discussion, providing an opportunity for public engagement.

Residents, stakeholders, and industry professionals will be invited to share their insights and feedback, which will help shape the final amendments to the Building Code. This collaborative approach aims to ensure that the updated regulations reflect the needs and concerns of the Mariposa County community while adhering to state requirements.



**MARIPOSA COUNTY BOARD OF SUPERVISORS
SUMMARY OF PROPOSED ORDINANCE AMENDING
SECTIONS 15.10.010 THROUGH 15.10.240, ADDING SECTIONS 15.10.035 AND
15.10.205 AND REMOVING SECTIONS 15.10.090, 15.10.120, and 15.10.140 OF THE
MARIPOSA COUNTY CODE**

Notice is hereby given that on Tuesday, September 30, 2025, at 9:00 a.m., or as soon thereafter as the matter may be heard, at a special meeting, the Mariposa County Board of Supervisors will consider the adoption of an ordinance to amend chapters 15.10, adding sections 15.10.035 and 15.10.205 and removing sections 15.10.090, 15.10.120 and 15.10.140 of the Mariposa County Code entitled “ Title 15 Building And Construction”.

The purpose of this Ordinance is to adopt by reference the 2025 edition of the California Building Standards Code, Title 24 of the California Code of Regulations, subject the definitions, clarifications, and the amendments set forth in this Ordinance. The purpose of this Ordinance is also to provide minimum requirements and standards for the protection of the public safety, health, property and welfare of Mariposa County. Pursuant to Government Code section 25123, this ordinance shall become effective 30 days after adoption.

A certified copy of the full text of this ordinance is available for public review in the Office of the Clerk of the Board of Supervisors at 5100 Bullion Street, Mariposa, California, and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1.

Danielle Bondshu
Clerk of the Board

Mariposa County Ordinance No. _____

AN ORDINANCE AMENDING SECTIONS 15.10.010 THROUGH 15.10.240, and 15.30.010, ADDING SECTIONS 15.10.035 and 15.10.205 and REMOVING SECTIONS 15.10.090, 15.10.120 and 15.10.140 OF THE MARIPOSA COUNTY CODE ENTITLED “TITLE 15 BUILDING AND CONSTRUCTION”

WHEREAS, the Mariposa County Board of Supervisors desires to adopt the 2025 California Building Code Title 24 and referenced appendices and amend Mariposa County Code, Title 15, Building and Construction to reflect this adoption; and

WHEREAS, California Code of Regulations, Title 24, is revised on a three-year cycle, with the most current cycle of adoption being the 2025 California Building Code; and

WHEREAS, the adoption of the 2025 California Building Code, Title 24, Parts 1 through 12, and appendices as found in this ordinance, and the California Housing and Community Development, Title 25, Division 1, will protect the health, safety, and welfare of the citizens of Mariposa County by regulating and governing the conditions and maintenance of all property, buildings, structures, and construction activities by providing standards for supplied utilities and facilities and other physical attributes and conditions essential to ensure that structures are safe, sanitary and fit for occupation or use; and

WHEREAS, the adoption of the 2025 California Wildland-Urban Interface Code, Title 24, Part 7, and 2025 California Fire Code, Part 9, related to Building and construction, aligns with the Board of Supervisors' efforts to increase fire prevention and create a fire-safe community; and

WHEREAS, an amendment to Section 15.30.010 and 15.30.020 have been relocated to 15.10.020 to update and remove conflicting text; and

WHEREAS, Mariposa County is responsible for enforcing building standards within the County. These standards must conform to state law unless specific location conditions justify more restrictive regulations; and

WHEREAS, California Assembly Bill AB130 signed into law by the Governor of the State of California on June 30, 2025, modifying §17958(b) of the California Health and Safety Code to read “commencing October 1, 2025, to June 1, 2031, a city or county shall not make changes that are applicable to residential units in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations thereafter adopted pursuant to Section 17922 to amend, add, or repeal ordinances or regulations which impose the same requirements as are contained in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations adopted

pursuant to Section 17922 or make changes or modifications in those requirements upon express findings pursuant to Sections 17958.5 and 17958.7,” unless specific conditions are met.

NOW THEREFORE, the Board of Supervisors of the County of Mariposa, a political subdivision of the State of California, hereby ordains as follows:

SECTION I. Mariposa County Code Chapter 15 Building and Construction sections 15.10.010 through 15.10.200 and 15.10.240 are hereby amended as follows:

15.10.010 Conflicting Provisions

The provisions of this title are to operate in conjunction with the provisions of the:

- A. Housing and Community Development, Title 25, Division 1
- B. 2025 California Administrative Code, California Code of Regulations Title 24, Part 1.
- C. 2025 California Building Code, California Code of Regulations Title 24, Part 1 & 2, including the following appendices:
 - 1. Appendix B Board of Appeals
 - 2. Appendix C Group U-Agricultural Building
 - 3. Appendix J Grading
 - 4. Appendix P Sleeping Lofts
 - 5. Appendix Q Emergency Housing
- D. 2025 California Residential Code, California Code of Regulations Title 24, Part 2.5, including the following appendices:
 - 1. Appendix BO Existing Buildings and Structures
 - 2. Appendix BB Tiny Houses
 - 3. Appendix BJ Strawbale Construction
 - 4. Appendix BM 3D-Printed Building Construction
 - 5. Appendix CI Swimming Pool Safety Act
 - 6. Appendix CJ Emergency Housing
- E. 2025 California Electrical Code, California Code of Regulations Title 24, Part 3.
- F. 2025 California Mechanical Code, California Code of Regulations Title 24, Part 4.
- G. 2025 California Plumbing Code, California Code of Regulations Title 24, Part 5.
- H. 2025 California Energy Code, California Code of Regulations Title 24, Part 6.
- I. 2025 California Wildland-Urban Interface Code, California Code of Regulations, Title 24, Part 7

1. Appendix A General Requirements
 2. Appendix B Vegetation Management Plan
 3. Appendix C Community Wildland-Urban Interface Fire Hazard Evaluation Framework
 4. Appendix F Characteristics of Fire-Smart Vegetation
 5. Appendix G Voluntary Home Hardening Recommendations
 6. Appendix H Referenced California Documents
- J. 2025 California Historical Building Code, California Code of Regulations Title 24, Part 8.
- K. 2025 California Fire Code, California Code of Regulations Title 24, Part 9.
1. Appendix Chapter 4, Special Detailed Requirements Based on Use and Appendix B Fire-Flow Requirements for Buildings
 2. Appendix BB Fire -Flow Requirements for Buildings
 3. Appendix C Fire Hydrant Locations and Distribution
 4. Appendix D Fire Apparatus Access Roads
 5. Appendix F Hazard Ranking
 6. Appendix G Cryogenic Fluids – Weight and Volume Equivalents
 7. Appendix H Hazardous Materials Management Plans and Hazardous Materials Inventory Statements
 8. Appendix I Fire Protection Systems – Non-Compliant Conditions
 9. Appendix P Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses
- L. 2025 California Existing Building Code Part 10, California Code of Regulations Title 24, Part 10.
- M. 2025 California Green Building Standards Code, California Code of Regulations Title 24, Part 11.
- N. 2025 California Referenced Standards Code, California Code of Regulations Title 24, Part 12.

Whenever any provision of this Chapter 15, Building and Construction, is in conflict with the provisions of the above-referenced codes, the provisions of this title shall govern.

15.10.015 Definitions

Whenever any of the following names or terms are used in this chapter or in any of the codes set forth above, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section.

- A. **“Accessory Dwelling Unit”**. An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Accessory dwelling units shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. (See Government Code Section 65852.2)
- B. **“Accessory Structure”**. A building or structure is used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.
- C. **“Agricultural Building”**. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.
- D. **“Approved Agency”**. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where the code official has approved such organization.
- E. **“Approved.”** Meeting the approval of the enforcing agency, except as otherwise provided by law, when used in connection with any system, material, type of construction, fixture or appliance as the result of investigations and tests conducted by the agency, or by reason of accepted principles or tests by national authorities or technical, health or scientific organizations or agencies.

Notes:

- 1. See Health and Safety Code Section 17920 for “Approved” as applied to residential construction and buildings or structures accessory thereto, as referenced in 2025 CRC Section 1.8.2.1.1.
- 2. See Health and Safety Code Section 17921.1 for “Approved” as applied to the use of hotplates in residential construction referenced in 2025 CRC Section 1.8.2.1.1.
- 3. See Health and Safety Code Section 19966 for “Approved” as applied to factory-built housing as referenced in 2025 CRC Section 1.8.3.2.5.
- 4. See Health and Safety Code Section 18201 for “Approved” as applied to mobile home parks as referenced in 2025 CRC Section 1.8.3.2.2.
- 5. See Health and Safety Code Section 18862.1 for “Approved” as applied to special occupancy parks as referenced in 2025 CRC Section 1.8.3.2.3.

- F. **“Building Official”**. The officer or other designated authority charged with the administration and enforcement of the California Building Code, or the building official’s duly authorized representative.
- G. **“Building”**. Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U. [CCR Title 14 §1270.01(c)]
- H. **“Building, Existing”**. Existing building is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.
- I. **“Child or Children”**. A person or persons under the age of 18 years.
- J. **“City”**. Means the County of Mariposa when referring to a political entity, or an unincorporated area of said county when referring to area, "city clerk" means the county clerk and ex officio clerk of the board of supervisors, and "city council" or "mayor" means the board of supervisors of the County of Mariposa.
- K. **“Code Official”**. Means the official having the authority to render interpretations of the Construction Codes and to adopt policies and procedures to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the Construction Codes. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the Construction Codes.
- L. **“Combustible Material”**. Any material not defined as noncombustible.
- M. **“Dwelling Unit”**. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- N. **“Enforcement Agency”**. See “Enforcing Agency.”
- O. **“Enforcement”**. Notwithstanding other provisions of law, the applicable section of the Health and Safety Code, Section 17920, is repeated here for clarity: “Enforcement” means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations and other legal process. Except as otherwise provided in this part, “enforcement” may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed, and effort to secure compliance as to these existing buildings.
- P. **“Enforcing Agency”**. The designated department or agency as specified by statute or regulation.
- Q. **“Fire Code Official”**. The fire chief or other designated authority charged with the administration and enforcement of the California Fire Code, or a duly authorized representative.
- R. **“Fire Protection Plan”**. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

- S. **“Grading”**. Any excavation or fill which exceeds any one of the following thresholds: disturbs more than five thousand square feet in surface area, moves more than fifty cubic yards of dirt, is more than two feet deep (cut and/or fill). The creation of fire roads, fire breaks, or the maintenance of existing roads and driveways are not considered grading.
- T. **“Infant”**. for the purpose of these regulations, shall mean any child who because of age only, is unable to walk and requires the aid of another person to evacuate the building. In no case shall the term “infant” mean a child 2 years of age or older.
- U. **“Kitchen”**. An area used, or designated to be used, for the preparation of food.
- V. **“Lot Line”**. The line that bounds a plot of ground described as a lot in the title to the property.
- W. **“Lot”**. A measured portion or parcel of land considered as a unit having fixed boundaries.
- X. **“May”**. is permissive.
- Y. **“Permit”**. An official document or certificate issued by the building official that authorizes performance of a specified activity.
- Z. **“Person”**. includes an association, business, club, company, corporation, joint stock company, joint venture, organization, natural person, partnership, trust, or the agent, employee, lessee, manager, officer, or servant of any of them.
- AA. **“Photovoltaic (PV) Panel System, Ground-Mounted”**. An independent photovoltaic (PV) panel system without useable space underneath, installed directly on the ground.
- BB. **“Photovoltaic (PV) Support Structure, Elevated”**. An independent photovoltaic (PV) panel support structure designed with useable space underneath with minimum clear height of 7 feet 6 inches (2286 mm), intended for secondary use such as providing shade or parking of motor vehicles.
- CC. **“Placement”**. Placards shall be applied on the front of the structure and be visible from the street. Additional placards shall be applied to the side of each entrance to the structure and on penthouses.
- DD. **“Responsible Party”**. Means any individual, business, or entity responsible for creating, causing, maintaining, or permitting the nuisance or activity or, the violation of any applicable code(s), and includes, but is not limited to the property owner(s), lessee(s), possessors(s), or tenant(s) of real property, the president or other officer of a corporation, the owner(s) or managing members of a limited liability company, business owner(s) and/or manager(s), or the parent(s) or legal guardian(s) of any person(s) under the age of eighteen(18) years who violates or maintains a violation of any application code(s).
- EE. **“Roof Repair”**. Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.

FF. **“Safety Assessment”**. A visual, non-destructive examination of a building or structure for the purpose of determining the condition for continued occupancy.

GG. **“Shall”**. The term, where used in the code, is construed as mandatory.

HH. **“Sleeping Unit”**. A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

II. **“Temporary Structure”**. Any building or structure erected for a period of 180 days or less to support temporary events. Temporary structures include a range of structure types (public-occupancy temporary structures, temporary special event structures, tents, umbrellas and other membrane structures, relocatable buildings, temporary bleachers, etc.) for a range of purposes (storage, equipment protection, dining, workspace, assembly, etc.).

JJ. **“Toddler”**. Any child between 18 months and 36 months of age.

KK. **“Truss Design Drawing”**. The graphic depiction of an individual truss, that describes the design and physical characteristics of the truss.

LL. **“Underlayment”**. One or more layers of felt, sheathing paper, non-bituminous saturated felt, or other approved material over which a roof covering, with a slope of 2 units vertical in 12 units horizontal (17-percent slope) or greater, is applied.

MM. **“Wildland-Urban Interface Area”**. A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires

15.10.020 Enforcement

The code official is authorized and directed to enforce all the provisions of this title as adopted, and as revised and adopted by the state and Mariposa County Title 15.

15.10.040 California Building Code And Appendices Adopted

Except as hereafter changed or modified, the 2025 California Building Code, Title 24, Part 2, Volumes 1 and 2, and Appendixes “B” Board of Appeals, “C” Group U—Agricultural Buildings, “J” Grading, and Q Emergency Housing are adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be known and referred to as the building code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.050 Amendment Of California Building Code, Chapter 1, Division II Scope And Administration

California Building Code, 2025 Edition, Chapter 1, Division II, Scope and Administration, is hereby adopted and amended to read as follows:

- A. Permit Expiration and Extensions: All building permits and plan checks shall expire under the following conditions:
 - 1. All applications and plans submitted for plan review shall become void after a period of 180 days from the time of application. Any further application for the project will require a new plan check fee and a new application submitted.
- B. All building division permits will become void thirty-six months (three years) after issuance, unless:
 - 1. The extension shall be requested in writing and justifiable cause demonstrated. (See Health and Safety Code Section 18938.5 and 18938.6.) and has been approved by the building official;
 - 2. The construction activity is posing no life-safety threat to the public or any person.
 - 3. If the building or work authorized by such permit is not commenced within twelve months from the date of permit issuance, or if the building or work authorized by such permit is suspended or abandoned for a period of twelve months or more after the time the work has commenced, the permit shall expire.
- C. Suspension and/or abandonment shall be determined by a lack of progress inspections for a period of 180 days since the last previously documented inspection.
- D. To receive an extension of time on an expired building permit the applicant shall submit a written request detailing the extenuating circumstances that prevented the completion of the project in the allotted time limits of the issued permit.
- E. After review and approval by the building official, an extension may be granted for a period of 180 days, with the possibility of one additional year maximum. Renewal fees will apply. If this additional one-year period expires, a new building permit must be obtained before continuing work on the project, unless the building official has granted another permit extension.
- F. Permit Extension Fees – Calculation: Upon approval of a permit extension by the building official, extension fees shall be calculated using the formula established by this code.

1. Renewal fees shall be calculated based on the currently adopted fee schedule; and
2. Fees due shall be based on the overall amount of work remaining to complete the project, represented as percentage of the total project; and
3. Shall be based on remainder of work as of the date of the last approved inspection conducted by Mariposa County.

15.10.070 Amendment Of California Building Code, Appendix J – Grading

The 2025 California Building Code, Part 2, Appendix J, Grading is hereby adopted and amended for enforcement clarification to read as follows:

A. J112 Enforcement.

J112.1 The Mariposa County building department is hereby authorized and directed to enforce the provisions of this appendix. The final decision of the building director in enforcing the provisions of this appendix shall be subject to appeal as provided in section J114.3 of this appendix.

J112.2 The Mariposa County building department may order any work stopped where there is reason to believe it is being conducted in violation of any provision of the permit or approval, or any provision of the county code or regulations adopted pursuant thereto, or in violation of any provision of any exemption so that there is reason to doubt that such exemption is applicable.

J112.3 It shall be unlawful to undertake any work or to permit any work in progress beyond the date of posting or service of such order or notice of order, or until relief from such order is obtained from the Mariposa County building department, or upon appeal determination.

J112.4 The Mariposa County building department may require such certification, approval, guidance and/or recommendation as may needed to assist in the determination of the propriety of the activity to be carried on, before allowing the progress of such work to continue.

B. J113 Injunctive Relief/Civil Penalties.

J113.1 Any person, firm, or corporation, whether as principal, agent, employee or otherwise who shall commence, construct, enlarge, alter, repair, or maintain any grading, excavation, or fill or causes the same to be done, contrary to or in violation of any provision of this appendix, shall be subject to injunction against such activity and shall be liable for a civil penalty not to exceed one thousand dollars (\$1,000) for each day that the violation continues to exist. J113.2. When the Mariposa County building department determines that any person has engaged in, is engaging in, or is about to engage in any act(s) or practice(s) which constitute or will constitute a violation of provisions of this appendix, or order issued, promulgated or executed hereunder, the county counsel may make application to the superior court for an order enjoining such acts or practices, or for an order directing compliance, and upon a showing that such person has

engaged in or is about to engage in any such acts or practices, a permanent or temporary injunction, restraining order, or other order may be granted by a superior court having jurisdiction over the cause. In any civil action brought pursuant to this section in which a temporary restraining order, preliminary injunction or permanent injunction is sought, it shall not be necessary to allege or prove at any stage of the proceeding that irreparable damage will occur should the temporary restraining order, preliminary injunction, or permanent injunction not be issued, or that the legal remedies are inadequate. J113.3 Any person, firm, or corporation, whether as principal, agent, employee or otherwise who shall commence, construct, enlarge, alter, repair, or maintain any grading, excavation, or fill, or causes the same to be done, contrary to or in violation of any provision of this appendix shall be liable and obliged to pay the county of Mariposa for all costs incurred by the county in obtaining abatement or compliance or which are attributed to or associated with any enforcement or abatement action, whether such action is administrative, injunctive or legal; and for all damages suffered by the county, its agents, officers, or employees as a result of such violation or efforts to enforce or abate the violation. J113.4. In determining the amount of civil penalty to impose, the court shall consider all relevant circumstances, including, but not limited to, the extent of the harm caused by the conduct constituting the violation, the nature and persistence of such conduct, the length of time over which the conduct occurred, the assets, liabilities and net worth of the persons responsible, whether corporate or individual, the corrective action taken by the persons responsible, and the cooperation or lack of cooperation in efforts toward abatement or correction. J113.5. The county counsel, upon receipt of a decision of the building director or board of supervisors which orders the payment of civil penalties or payment of enforcement costs or other abatement costs, may (in addition to any other collection procedures allowed by law) prepare and file a civil action on behalf of the county in any court of competent jurisdiction to recover the civil penalties and costs of enforcement provided by this section and for injunctive or any other appropriate relief. All costs and penalties recovered by the county counsel under this section in excess of the total county costs of enforcement shall be deposited in the county's general fund. J113.6. In the event a civil action is initiated to obtain enforcement of the decision of the appeal officer, and judgment is entered to enforce the decision, the person against whom the order of enforcement has been entered shall be liable to pay the county's total costs of enforcement.

C. J114 Recovery of Costs/Penalties. J114.1 The Mariposa County building department shall maintain records of all costs including, but not limited to, administrative, professional fees, court costs, attorney's fees, laboratory costs, remedial construction costs, and other costs incurred in the processing of violations and enforcement of this appendix, and shall, to the extent feasible, recover such costs from the owner of the property upon which the violation occurs, or other person(s) responsible. If the county elects upon the filing of a superior court action to seek attorney fees and the person alleged to have violated the code is the prevailing party that person may recover their attorney fees in an amount not to exceed the amount of attorney fees incurred by the county in the action. J114.2. Upon investigation and determination that a violation of any of the provisions of this appendix exists, the Mariposa County building department shall notify the record owner or person(s) in possession or control of the property, or other person(s) responsible by certified mail, of the existence of the

violation, the building director's intent to charge the person(s) for all administrative costs associated with the enforcement, and of the person's right to an appeal on objections thereto. J114.3 At the conclusion of the case the building director shall send a summary of costs associated with enforcement and the amount of the civil penalty to be imposed on the owner(s) and to the person(s) having possession or control of the subject property, or other responsible person(s), by certified mail. Such summary shall include a notice of the right to an appeal before the building director to object to the imposition of the charges and penalty. J114.4 Any request for an appeal to be made upon the imposition of the costs and penalties shall be filed with the building director within fifteen (15) days of the service of the summary of costs and penalties. J114.5 The building director shall, within thirty (30) days of receipt of such request for an appeal: J114.5.1 Schedule an appeal upon the imposition of such costs and penalties. J114.5.2 Schedule the appeal at a time convenient to all parties. J114.5.3 Schedule the appeal within sixty (60) days of the request unless a later date is mutually agreed to by all parties. J114.6 In determining the validity of the costs and penalties assessed, the building director shall: J114.6.1 Consider whether the total costs and penalties are reasonable in the circumstances of the case. J114.6.2 Consider whether the present owner(s) created the violation; whether there is a present ability to correct the violation; whether the person(s) responsible moved promptly to correct the violation; the degree of cooperation or lack of cooperation provided by the person(s) responsible; and whether the current owner knew or should have known that the violation(s) existed. J114.7 The building director shall issue his/her decision within thirty (30) days after the conclusion of the appeal and shall serve a copy of the Notice of Decision to include: J114.7.1 The amount of civil penalties and costs imposed by mailing of certified letter. Such Notice of Decision shall include a notice of a right to a hearing (an appeal) before the board of supervisors as set forth in section J115 of this Appendix. J114.8 Until all costs, fees and penalties assessed by the building director under this appendix are paid in full the issuing of any of the following by the Mariposa County building department or any other county agency to the party subject to the decision or involving the property where the violation occurred will not occur. 1. Final inspections 2. Certificates of completion 3. Certificates of compliance 4. Certificates of occupancy 5. Conditional use permits 6. Land use permits 7. Final map J114.9 Any costs and civil penalties not paid in a timely manner shall accrue interest at the same annual rate as any civil judgment. Interest shall accrue commencing on the thirtieth day after the final decision. J114.10 Failure to request an appeal as provided for in section J115 shall constitute a failure to exhaust available administrative remedies and a waiver of the right to an appeal hearing and review of the decision and imposition of costs and penalties or any portion thereof.

D. J115 Appeals. J115.1 All decisions of the building director regarding the enforcement of this appendix shall be subject to appeal to the Mariposa County board of supervisors. Any person(s) subject to such decision may, within ten (10) days after such decision is rendered, file an appeal in writing with the clerk of the Mariposa County board of supervisors. The decision of the board of supervisors shall be final. Any fee for filing an appeal with the board of supervisors shall be paid by the appellant to the clerk of the board as set forth by resolution of the board of supervisors.

E. J116 Liens. J116.1 Any unpaid costs and civil penalties, plus accrued interest, may be imposed as a lien on any real property owned by a responsible person(s) within this county against whom costs and civil penalties has been imposed, as follows. J116.1.1 Notice shall be given to the responsible person(s) before recordation of the lien and be served in the same manner. J116.1.2 Said lien shall attach when the county records it with the county recorder's office and shall include the following information: 1. Amount of the lien 2. Date of the lien 3. Code violation date(s) 4. Final decision date 5. Legal description to include Assessor's Parcel Number 6. Property street address, if assigned 7. Record owner(s) name and address J116.1.3 In the event that the lien is discharged, released, or satisfied, either through payment, foreclosure or other lawful means, the county shall record a Notice of Discharge or Satisfaction of lien containing the information specified in section J116.1.2 of this appendix. J116.1.4 The county may take such other actions as are allowed by law enforcement of a civil judgment.

15.10.080 California Residential Code Adopted

The 2025 California Residential Code, Title 24, Part 2.5, and Appendixes "BO" Existing Buildings and Structures, "BB" Tiny Houses, "BJ" Strawbale Construction, "BM" 3D-Printed Building Construction, "CI" Swimming Pool Safety Act, and "CJ" Emergency housing are adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be known and referred to as the residential code of the County. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.090 (Reserved)

15.1.100 California Electrical Code Adopted

The 2025 California Electrical Code, Part 3, is adopted by reference and incorporated in this chapter as if fully set forth herein and shall be referred to as the electrical code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.110 California Mechanical Code Adopted

The 2025 California Mechanical Code, Part 4, is adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the mechanical code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.120 (Reserved)

15.10.130 California Plumbing Code Adopted

The 2025 California Plumbing Code, Title 24, Part 5, is adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be referred to as the plumbing code of the

county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.140 (Reserved)

15.10.150 California Energy Code Adopted

The 2025 California Energy Code, Title 24, Part 6, is adopted by reference and incorporated in this chapter as if fully set forth herein and shall be referred to as the energy code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.160 California Historical Building Code Adopted

The 2025 California Historical Building Code, Title 24, Part 8, is adopted by reference and incorporated in this chapter as if fully set forth herein, with the following revisions, and shall be referred to as the historical building code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.180 California Existing Building Code Adopted

The 2025 California Existing Building Code, Title 24, Part 10, is adopted by reference and incorporated in this chapter as if fully set forth herein and shall be referred to as the existing building code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.190 California Green Building Standards Code Adopted

The 2025 California Green Building Standards Code, Title 24, Part 11, is adopted by reference and incorporated in this chapter as if fully set forth herein and shall be referred to as the Green Building Standards Code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.200 California Reference Standards Code Adopted

The 2025 California Referenced Standards Code, Title 24, Part 12, is adopted by reference and incorporated in this chapter as if fully set forth herein and shall be referred to as the referenced standards code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.240 Notice Of Non-Compliance

In circumstances where construction work has been commenced or completed without the required permit(s) or where there has been a failure to obtain final inspection approval prior to the expiration of the required permit(s), the code official shall record a "Notice of Non-Compliance" against the parcel with the Mariposa County recorder's office. The notice shall be

addressed to the record owner of the property, shall be recorded, and shall contain the following:

1. Information that the property has been inspected;
2. The address of the property including the APN number;
3. Description of the violation(s) of County Code;
4. The section(s) of County Code which has been violated;
5. Date of notice.

Upon compliance with the County Code, the building department shall record a release of the Notice of Non-Compliance relative to the property.

SECTION II. New sections 15.10.035 and 15.10.205 et seq. are hereby added as follows:

15.10.035 California Wildland-Urban Interface Code Adopted

The 2025 California Wildland-Urban Interface Code, Title 24, Part 7 Appendices “A” General Requirements, “B” Vegetation Management Plan, “C” Community Wildland-Urban Interface Fire Hazard Evaluation Framework, “F” Characteristics of Fire-Smart Vegetation, “G” Voluntary Home Hardening Recommendations, “H” Referenced California Documents, are adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be known and referred to as the Wildland-Urban Interface code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

15.10.205 Housing and Community Development, Title 25, Division 1 Adopted

The Housing and Community Development Code, Title 25, Division 1, is adopted by reference and incorporated in this chapter as if fully set forth herein, and shall be known and referred to as the Housing and Community Development Code of the County. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

SECTION III. Section 15.30.010 et seq. is hereby amended, as follows:

15.30.010 Adoption Of Fire Code

Title 24, Part 9, Appendices “Chapter 4”, Special Detailed Requirements Based on Use and Occupancy; “B” Fire-Flow Requirements for Buildings; “BB” Fire -Flow Requirements for Buildings, “C” Fire Hydrant Locations and Distribution, “CC” Fire Hydrant Locations and Distribution, “D” Fire Apparatus Access Roads, “F” Hazard Ranking, “G” Cryogenic Fluids – Weight and Volume Equivalents, “H” Hazardous Materials Management Plans and Hazardous Materials Inventory Statements, “I” Fire Protection Systems – Non-Compliant Conditions, “P” Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses; are adopted by

reference and incorporated in this chapter as if fully set forth herein, and shall be known and referred to as the Fire code of the county. A copy of said code shall be kept and maintained by the building official for use and examination by the public.

SECTION IV. Mariposa County Code Chapter 15 Building and Construction is hereby created and shall adopt the 2025 California Building Code, Title 24, and Appendices; and Housing and Community Development, Title 25, Division 1, as referenced.

SECTION V. The Board finds that this Ordinance is exempt pursuant to the California Environmental Quality Act ("CEQA") and the Board directs staff to file the notice of exemption for the project.

SECTION VI. The Mariposa County Building Department maintains on file, copies of the codes referred to in Section 15.10 and those codes shall be open to public inspection. In addition, public digital access to codes referenced herein can be accessed at www.ICCSafe.org (California Building Code), <https://regulations.justia.com/states/california/title-25/division-1/> (California Code of Regulations Title 25, Housing and Community Development, Division 1, Housing and Community Development).

SECTION VII. If any provision of this ordinance is held to be unconstitutional, preempted by federal law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated.

SECTION IX: This ordinance shall become effective thirty (30) days after the final passage pursuant to Government Code §251123.

PASSED AND ADOPTED by the Board of Supervisors of Mariposa County this day of _____, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ROSEMARIE SMALLCOMBE, Chair

Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

DANIELLE BONDSHU

Clerk of the Board

KEVIN BRIGGS

Acting County Counsel



MARIPOSA COUNTY

Board of Supervisors



Agenda Item – No Resolution Requested, Information Item

MEETING: September 30, 2025
TO: The Board of Supervisors
FROM: Corrina Miranda, Acting to Interim Building Director
RE: Receive a Presentation on Building Programs, Ordinances, and Additional Information from the Building Department

RECOMMENDATION AND JUSTIFICATION

Receive a Presentation on Building Programs, Ordinances, and Additional Information from the Building Department.

During the recent adoption process of the 2025 California Building Code and Title 25 of the California Housing and Community Development Code, discussions included the ongoing development of Mariposa County Code, Title 15, as it pertains to expanded opportunities related to the recent adoption, along with additional modifications and additions to the code.

This agenda item is being presented to clarify the ongoing efforts and to outline the next steps in this critical process. These programs and ordinances aim to enhance the clarity and efficiency of the development process, provide a broader range of housing alternatives to meet the community's needs, and establish a more precise framework for the operations of the Mariposa County Building Department.

Moreover, these changes are intended to streamline permit approvals, improve safety standards, and ensure compliance with both state and local regulations. By doing so, we hope to foster a more conducive environment for sustainable development and affordable housing solutions within Mariposa County. The input from community members and stakeholders will be crucial as we finalize these amendments and implement the updated policies.

Overview and Timeline Programs and Ordinances:

1. E-Inspections (October 2025)
2. Limited Density Owner-Built Rural Dwelling Ordinance (LDRD) & Program (December 2025, Ordinance)
3. ADU Amnesty (created by AB2533) and associated Resolution (November 2025, Resolution)
4. Addressing (November 2025, Ordinance)
5. Construction Site Standards (January 2026, Ordinance)
6. Administrative Items: Refund Policy, Safety Placards, Recordings, and Appeals Board (January 2026, Ordinance)
7. Compliance and Administrative Citation Process (Spring 2026)

8. Revision to overall formatting (Spring 2026)

The immediate focus is on items one through three at this time.

E-Inspections:

The implementation of E-Inspections significantly enhances the capabilities of the digital platform offered through the Tyler Technologies Enterprise Permitting and Licensing Program. In response to the challenges posed by the Covid-19 pandemic, many counties adopted similar programs, leading to innovative approaches for conducting inspections. The use of E-Inspections has provided building departments with an efficient means to fulfill essential responsibilities. This system has proven particularly beneficial in rural areas, where travel times can stretch up to an hour for inspections that may only take 15 minutes. Overall, E-Inspections represent a forward-thinking solution that streamlines processes and improves service delivery.

Background:

Mariposa County currently conducts nearly all building inspections in person, which necessitates significant travel across a large rural area. This often leads to delays for contractors and property owners awaiting approvals. Consequently, staff productivity suffers, as inspectors frequently spend more time traveling than conducting inspections. Additionally, the costs associated with fuel, vehicles, and overtime continue to rise.

In contrast, neighboring counties such as Calaveras and Tuolumne have introduced E-Inspections as part of their service model. Their programs are publicly accessible online and have successfully streamlined inspections without compromising safety. This provides Mariposa County with a tested framework to adopt.

Benefits of Remote Inspections

- **Reduced Staff Travel Time:** Allows inspectors to cover more projects each day.
- **Lower Costs:** Savings on mileage, vehicle maintenance, and overtime.
- **Reduced Contractor Downtime:** Contractors will not have to wait for inspectors to arrive.
- **Improved Scheduling Flexibility:** Same-day or next-day inspections become feasible.
- **Modernization:** Aligns with the Tyler Technologies permitting system and other digital tools.

Pilot Program Approach

To ensure effective implementation, staff propose launching a pilot program. Two contractors (for example, one electrical and one mechanical/solar contractor) will be selected to participate in the early adoption of the E-Review and Remote Inspection process.

Their participation will enable staff to:

- Address technical and procedural challenges before a countywide rollout.
- Test standards for video quality, documentation, and inspection protocols.
- Gather real-world feedback from both inspectors and contractors.

This partnership will provide the County with valuable insights for fine-tuning the program before expanding it.

Scope of E-Inspections

- Minor mechanical work (HVAC replacements, water heater installations)
- Electrical service upgrades
- Solar PV and battery re-inspections
- Reroofs, insulation, and final approvals

Process and Standards:

- Contractors will request E-Inspections via the online permitting portal. Specific permit applications will be created for each type of inspection and will be accessible to registered and approved contractors. The Tyler system will be directly connected to the California State Contractors License Board (CSLB) to validate license information. Inspectors will verify the location, permit documents, and work in real time via smartphone.
- Contractors will be required to self-certify each inspection with standardized documentation, which includes:
 - Required 360° room scans
 - Close-ups of connections and safety devices
 - Certification and acknowledgment that work meets the requirements of the California Building Code.
 - A standard checklist will be adopted to ensure consistency.
- Screenshots or video recordings will be attached to the permit record. Note: Participating contractors will agree to spot checks and quality assurance measures.

Limitations

Remote inspections will not be permitted for critical life-safety elements, including:

- Foundations
- Framing
- Shear walls
- Fire separations
- Grading and trench work

Contractor Engagement

The initial phase will feature a limited rollout, starting from October 15, 2025, and continuing through January 1, 2026.

In January 2026, contractor engagements will begin monthly to assist eligible contractors in registering, using the permitting portal, and navigating other related components.

Limited Density Owner-Built Rural Dwelling Ordinance (LDRD) & Program

LDRD is an exciting opportunity for Mariposa County, recently made available through the adoption of Housing and Community Development, Title 25 Section 8. This initiative is not new; it has successfully served rural counties in California for many years, with Mendocino and Humboldt Counties leading the way since the early 1980s. Over the past two decades, various other rural counties have embraced adaptations of the provisions outlined in Section 8 of the Housing and Community Development Code.

LDRD empowers residents in rural areas by offering alternative construction methods, ultimately making safe and affordable housing more accessible for rural families. Importantly, this approach does not lower the standards for residential housing but rather presents an alternative pathway for owner-occupied dwellings. All housing must still adhere to permitting requirements and meet minimum safety standards, ensuring quality and safety for all. LDRD allows for flexibility in materials and design, resulting in reduced construction costs.

Mariposa has a valuable opportunity to customize this ordinance to best meet the specific needs of our community. A discussion highlighting these potential adaptations is scheduled for presentation to the Planning Commission on October 10, 2025. We strongly encourage public comments and contributions, as your input is vital in shaping a housing initiative that reflects our community's values and needs.

Background

In accordance with Sections 17958, 17958.2, and 17958.7 of the Health and Safety Code, as well as Article 8, Subchapter 1, Chapter 1, Division I of Title 25 of the California Code of Regulations, counties have the option to adopt an ordinance that provides an alternative code path for rural, owner-built dwellings, known as Limited Density Owner-Built Rural Dwellings (LDRD).

The following is a summary of:

- Which counties have adopted the LDRD ordinance and the dates of adoption.
- The basic requirements these counties use are to regulate LDRD dwellings.
- A comparison between Title 25 §8 (LDRD) and Title 24 of the California Residential Code (CRC), along with plain-language examples.

County	Ordinance / Adoption Date	Basic LDRD Requirements
Amador	Ord. 1735 (2014)	Owner-built, rural zones only, basic sanitation & fire safety.
Butte	Ord. 4146 (2018)	Rural zoning; septic & water compliance; resale after upgrades.
Calaveras	Adopted ~2015+	ADUs possible; must meet health/fire; owner-occupied.
El Dorado	Ord. 5227 & 5229 (2025)	Parcels ≥1 acre; STRs prohibited; ADUs allowed if compliant.
Humboldt	Alt. Owner-Builder Program (1984)	Flexible materials: Fire & sanitation enforced.
Lassen	Ord. 2022-03; amended 2025	≥1-acre parcels; WUI/fire rules;
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Mendocino	Class K (1981, amended)	resale only if habitable. Alternative building allowed; owner-built only; rentals restricted.
Modoc	Ord. 364 (2024)	Rural parcels; ADUs if compliant; basic sanitation required.
Mono	Adopted (date n/a)	Snow load/CEQA compliance; rural only.
Nevada	Ord. 2540 (2025)	3-year pilot; STRs prohibited; rural parcels
Plumas	Ord. 2023-1150	Rural parcels; WUI/fire compliance; ADUs possible.
Santa Cruz	K-Code (2020–21)	Fire rebuild focus; STRs prohibited; WUI rules
Shasta	SCC 2018-03	Owner-occupied rural; septic/water compliance
Siskiyou	Adopted 2018+	Rural zones only; fire and sanitation compliance.
Trinity	Ord. 1363 (2022)	Owner-occupied; WUI/fire rules; septic/well required.

Basic LDRD Requirements Across Counties

Most counties that adopt LDRD apply the following baseline rules:

- Owner-occupancy required: Not for speculative development.
- Rural zoning only: Typically, ≥1-acre parcels.
- Health & sanitation: Must have safe water, waste disposal, and basic plumbing.
- Fire safety: Defensible space, smoke alarms, clear exits; WUI overlays enforced in high-fire areas.
- Alternative materials are allowed: Log, cob, straw bale, recycled lumber, etc.
- Energy code exemption: Not subject to Title 24 energy rules (insulation, HVAC, solar).
- Limited marketability: Cannot be used as short-term rentals.

Comparison of Housing and Community Development vs. California Residential Building Code Title 24

Topic	Title 25 §8 (LDRD)	Title 24 (CRC)
Intent	Affordable, self-help rural housing.	Standard code for all homes statewide.
Who Can Build	Owner-occupants only.	Contractors or owner-builders.
Structural Rules	Flexible, non-engineered materials allowed if safe.	Engineered for earthquakes, fire, snow, and energy.
Sanitation	Alternatives allowed.	Complete modern plumbing, septic/sewer required

Fire Safety	Minimum: exits, alarms, defensible space (WUI), no fire sprinklers.	Full fire codes, ember-resistant materials in WUI.
Energy Rules	Exempt from energy code requirements.	Must meet full Title 24 energy standards (solar, etc.).
Inspections	Streamlined plan check, limited inspections from the standard.	Full plan check and multiple inspections.
Resale/Rental	Restricted resale; no STRs allowed.	Commercial financing available. Can be used as an STR.

Ordinance Considerations

Jurisdictions can specialize in their ordinances to best meet the needs of the community. Some of the items that require stakeholder input include, but are not limited to:

- Eligible zoning - All counties reviewed, restrict this construction to rural zonings, and do not apply to incorporated areas, or those areas covered by a town planning area.
- Size of Homes: Should LDRD dwellings have a maximum size, or should families be free to build what they need?
- Including outbuildings and agricultural structures?
- Thresholds for installation fire sprinklers — should sprinklers be required at a certain size threshold, or can life safety be achieved through egress, alarms, and defensible space?
- Residency requirements – How long must the family reside in the home after construction: one, three, five years. What about hardship exemptions? What if conditions cause the need for sale before the time allowance for owner occupancy requirements?
- For owner-occupied properties or those for family members, the owner certifies that housing is created for a family member. Is it necessary to fully define "family," or is the certification under penalty of perjury sufficient?

Other Applicable Conditions

- Public Resources codes 4290 & 4291, and 2025 California Wildland-Urban Interface Code, Part 7.
- Must be safe and meet basic life, health, safety requirements.
- School fees
- Cannot be used for short-term rentals.
- Building inspections, with options based on needs. Potentially fewer inspections.
- Snowload
- Well & Septic

Benefits

Safe and affordable housing alternatives for residents of Mariposa County are essential for fostering a vibrant and sustainable community. It is crucial to explore alternative housing options that are currently lacking in the area, such as tiny homes, modular housing, and LDRD's, which can cater to

diverse needs and budgets.

These options should be designed with practical implementation in mind, ensuring that they are manageable for county staff to oversee and administer effectively. By aligning with the intent of local housing objectives, these alternatives not only enhance compliance but also create additional pathways for residents to build generational wealth through homeownership.

Moreover, these innovative housing solutions can contribute to a more equitable housing market, providing viable routes for families to invest in their futures while fostering a sense of community and belonging in Mariposa County.

This initiative is not aimed at diminishing our established standards; rather, it is focused on creating a long-overdue pathway for our community—one that should have been accessible years ago. By implementing this new approach, we are striving to ensure that every member of our community can achieve their goals and access necessary resources without unnecessary barriers. This change is designed to foster growth, inclusion, and opportunity, aligning with our commitment to uphold our values while addressing the needs that have been neglected for far too long.

AB2533 – ADU Amnesty Program

California Assembly Bill 2533 (AB 2533), which went into effect on January 1, 2025, establishes an amnesty program to help homeowners legalize unpermitted Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) built before January 1, 2020. This legislation aims to increase California's housing supply while ensuring existing units meet health and safety standards. This program is currently for a five-year period and will work in conjunction with the LDRD program as another option to create safe, legal housing.

Key provisions of AB 2533 include:

- **Amnesty for pre-2020 construction:** Homeowners with an ADU or JADU built without permits before January 1, 2020, can apply to legalize the unit.
- **Focus on health and safety:** Local agencies are required to use current health and safety standards when inspecting a unit for legalization, rather than the original building codes at the time of construction. Any violations must be corrected. Instead of full compliance with current building codes, the program requires the unit to meet the health and safety standards outlined in California Health and Safety Code Section 17920.3.
- **No penalties for unpermitted units:** Homeowners will not be penalized for having previously unpermitted ADU or JADU.
- **Fee relief:** Local governments are prohibited from charging impact fees, connection charges, or capacity charges for existing, unpermitted units unless specific conditions apply.
- **Encourages Confidential Pre-Inspections:** Homeowners can obtain a confidential inspection from a licensed contractor to identify any health and safety risks before submitting a permit application.
- **Local government requirements:** Local agencies must inform the public about the amnesty program and provide a checklist of substandard housing conditions.

Overview of how the program will be structured

1. Contact Building Department: Staff will assist in walking property owners through the steps and the specific process for AB 2533 applications.
2. Review the Substandard Housing Checklist: Review the checklist provided by your local agency to understand the health and safety requirements your unit must meet.
3. Submit Required Documentation: Applicant will need to provide a completed application, proof the unit was built before 2020 (e.g., escrow documents, prior records), and plans showing the unit's layout.
4. Schedule a Safety Inspection: The local agency will conduct a safety inspection to ensure the unit meets habitability and health standards.
5. Complete Necessary Upgrades: If minor safety upgrades are required to bring the unit up to code, you may need to hire professionals.
6. Legalize the Unit: Upon successful inspection and completion of any necessary work, the unit can be legally permitted, increasing its value and allowing for proper management. Note: Housing units permitted under this program cannot be used as short-term rentals (as provided in the AB2533 legislation).
7. Permit fees: Standard permit fees still apply.

Summary

The program has been mandated by the State of California to enhance housing options and ensure compliance with state regulations. Comprehensive forms and other informational materials have been carefully developed to help stakeholders understand the program's objectives and requirements.

Public engagement and educational initiatives will commence immediately, focusing on raising awareness and providing guidance to the community. Although no formal action is required at this stage, the staff plans to present a resolution to the Board of Supervisors before the end of 2025. This resolution will outline the detailed processes and requisite forms associated with the program, aiming to formalize the structure and promote clarity and transparency regarding its functions and obligations.

Additionally, the program will include a thorough comparison of the Limited Density Owner-Built Rural Dwelling (LDRD), and California Residential Building Code, Title 24 construction options. This comparative analysis is designed to empower stakeholders with the information necessary to make fully informed decisions regarding various housing options available to them, ultimately fostering a more informed and effective decision-making process within the community.

BACKGROUND AND HISTORY OF BOARD ACTIONS

Adoption of the 2025 California Building Code on September 16, 2025. Discussion of further revisions of Building Code discussed during adoption.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

N/A

FINANCIAL IMPACT

N/A

ATTACHMENTS

None